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THE ANDHRA PRADESH GAZETTE PUBLISHED BY AUTHORITY

W.No.18

AMARAVATI, TUESDAY , MAY 9, 2017

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PART I - NOTIFICATIONS BY GOVERNMENT, HEADS OF DEPARTMENTS AND OTHER OFFICERS

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NOTIFICATIONS BY GOVERNMENT

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT (H2)

DRAFT VARIATION TO THE CONFIRMATION OF CHANGE OF LAND USE FROM AGRICULTURAL USE TO RESIDENTIAL USE IN BAKURUPALEM VILLAGE, ANANDAPURAM MANDAL, VISAKHAPATNAM DISTRICT.

[G.O.Ms.No.165, *Municipal Administration and Urban Development (H2), 28th April, 2017.*]

APPENDIX NOTIFICATION

No. 21

The following variation to the land use envisaged in the Master Plan of Visakhapatnam which was sanctioned in G.O.Ms.No.345, Municipal Administration & Urban Development (H2) Department, Dated:30.06.2006, is proposed in exercise of the powers conferred by sub-section (1) of Section (15) of Andhra Pradesh Metropolitan Region and Urban Development Authority Act, 2016.

VARIATION

The site is falling in Survey Nos.70/1 & 2 of Bakurupalem Village, Anandapuram Mandal, Visakhapatnam District admeasuring an area of Ac.31.13 Cts. The boundaries of which are given in the schedule below, which was earmarked for Agricultural Use in Master Plan of Visakhapatnam sanctioned in G.O.Ms.No.345, Municipal Administration & Urban Development (H2) Department, Dated:30.06.2006 is now designated as Residential Use by variation of change of land use, which was shown in Zonal Development Plan and Master Plan and which is available in the office of the Visakhapatnam Urban Development Authority, Visakhapatnam, subject to the following conditions; namely:-

1. the applicant shall pay the development / conversion charges to the Visakhapatnam Urban Development Authority.
2. the applicant shall obtain approval of building plans for construction of buildings from the Local body concerned / VUDA duly paying necessary charges as per rules in force.
3. the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Visakhapatnam Urban Development Authority/ Local body concerned before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
4. the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
5. The applicant shall obtain clearance under NALA Act.
6. the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976. The change of land use shall not be used as the proof of any title of the land.
7. the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
8. the applicant shall provide sufficient buffer as per G.O.Ms.No.119, MA&UD (H) Department, Dated : 28.03.2017 towards water body on western side.
9. the applicant shall provide Green belt under High Tension Power lines as per G.O.Ms.No.119, MA&UD (H) Department, Dated : 28.03.2017 .
10. Any other conditions as may be imposed by Vice Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam.

SCHEDULE OF BOUNDARIES

North : Vacant land in Sy.Nos.63,64 & 69 of Bakurupalem (V), Anandapuram (M)

South : Existing 40'wide village road and land in Sy.No.71 of Bakurupalem (V), Anandapuram (M)

East : Vacant land in Sy.No.72 of Bakurupalem (V), Anandapuram (M)

West : Vacant land in Sy.Nos.60,61 & 62 of Bakurupalem (V), Anandapuram (M)

R. KARIKAL VALAVEN,
Principal Secretary to Government.

DRAFT VARIATION TO THE CONFIRMATION OF CHANGE OF LAND USE FROM RESIDENTIAL USE TO INSTITUTIONAL USE IN AYYA KONERU NORTH GATTU, MAHARAJUPETA SOUTH WARD OF VIZIANAGARAM MUNICIPALITY, VIZIANAGARAM.

*[G.O.Ms.No.166, Municipal Administration and Urban Development (H2),
28th April, 2017.]*

APPENDIX
NOTIFICATION

No. 22

The following variation to the land use envisaged in the Master Plan of Visakhapatnam which was sanctioned in G.O.Ms.No.345, MA & UD (H2) Department, Dated : 30.06.2006, is proposed in exercise of the powers conferred by Sub-section (1) of Section (15) of Andhra Pradesh Metropolitan Region and Urban Development Authority Act, 2016.

VARIATION

The site is falling in Town Survey in T.S.N0.381P, D.No.25-10-8, Ayya Koneru North Gattu, Maharajupeta South Ward of Vizianagaram Municipality, Vizianagaram and measuring an area of 862.32 Sq. Mts. The boundaries of which are given in the schedule below, which was earmarked for State Government land use Municipal park use in Master Plan of Vizianagaram in which was earmarked for Residential Use in Master Plan of Visakhapatnam sanctioned in G.O.Ms.No.345, Municipal Administration & Urban Development (H2) Department, Dated : 30.06.2006 is now designated as Institutional use by variation of change of land use, which was shown in Zonal Development Plan / Master Plan and which is available in the office of the Visakhapatnam Urban Development Authority, Visakhapatnam, subject to the following conditions; namely:-

1. the applicant shall pay the development / conversion charges to the Visakhapatnam Urban Development Authority.
2. the applicant shall handover an extent of 56.96 Sq. Mts. of area to the Vizianagaram Municipality by way of registered gift deed at free of cost.
3. the applicant shall obtain approval of building plans for construction of buildings from Vizianagaram Municipality duly paying necessary charges to Vizianagaram Municipality and Visakhapatnam Urban Development Authority, Visakhapatnam as per rules in force.
4. the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Visakhapatnam Urban Development Authority/ Vizianagaram Municipality before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.

5. the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
6. the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976. The change of land use shall not be used as the proof of any title of the land.
7. the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling Act, 1976 and A.P., Agriculture Ceiling Act.
8. any other conditions as may be imposed by Vice Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam.

SCHEDULE OF BOUNDARIES

North : House of Moola's bearing D.Nos.25-7-12 & 25-7-13
South : Existing 1.83 Mts. wide B.T. to be proposed 20.00 Mts. wide
Master Plan Road
East : Likhitesh Classic Apartments bearing D.No.25-10-17
West : Kumar Commercial Complex bearing D.No.25-10-19.

R. KARIKAL VALAVEN,
Principal Secretary to Government.

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